

2459 Glenern Road, Glenmorgan, Qld 4423



Other For Sale

Thursday, 9 May 2024

2459 Glenern Road, Glenmorgan, Qld 4423

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 931 m2

Type: Other



John Malone
0428668639

Auction

Woodlawn is to be offered for sale by auction after 98 years ownership by the one family. Located approx 25 km to the south of Glenmorgan with all weather access. (There is approximately 4 km of gravel).Comprising 931.28 freehold hectares (2301 acres), Woodlawn is principally cleared Brigalow/Belah country. It is estimated that approx 780 ha is cleared with the remainder comprising remnant timber on ridge areas, shade around water points and along creek lines. 835.6ha is classifies as category X vegetation with the balance cat' B. There is a certified PMAV in place. Securably watered by 7 main dams 4 smaller dams across the property, with the western dams cleaned in 2019. Woodlawn is carrying a good body of feed, buffel being the dominant pasture with strong stands of blue grass, Kangaroo grass, and other natives. The boundary fence is in good order. The eastern boundary is exclusion fencing and the remainder is a combination of plain/barb and netting/barb. The Woodlawn homestead is a large 4 bedroom weatherboard home with separate lounge, dining and office. Both the homestead and the quarters have been restumped with adjustable stumps. There is an external laundry, storage, a garage and meat house. 10,000 gal (45,000 lt) of rain water storage is plumbed to the home with dam water to the gardens and surrounds. The Woodlawn home also features a Solahart hot water system and a 5 kW solar power system supplementing mains power usage. The timber and panel cattle yards have a vet crush, calf race and loading ramp. There is a 2 x stand shearing with a Lyco wool press shed and shearers quarters. Woodlawn, situated in the renown Glenmorgan/Teeba districts, has been conservatively stocked for a number of years. Having received excellent rainfall recently Woodlawn carries an abundance of pasture and water stocks. Offering for the first time in 98 years, this is a lifetime opportunity to secure a holding in this tightly held district. Contact the selling agents for more details or to arrange an inspection. John Malone 0428 668639 Brock Simpkins 0408 278818